

Carlisle Housing Authority
Meeting Minutes
September 17, 2014

Present: Alan Lehotsky, Chair; Mark Levitan; Steven Pearlman; W. Randall Brown; Carolyn Ing.
Absent: Elizabeth DeMille Barnett, Housing Coordinator.

Guest: Cynthia Sorn, Reporter, *Carlisle Mosquito*

1. Meeting called to order at 7:30 p.m.

2. Old Business

A. NOAH Benfield Farms

- a. **Project development update.** Mr. Lehotsky reported that the count of units either not leased or with leases being negotiated remained at two.
- b. **Conservation Commission letter.** Mr. Lehotsky related that the Conservation Commission and NOAH were still working on issues relating to the removal of asphalt pieces from the grass in the back field.

B. 338 Bedford Road Intellectually-disabled group homes

- a. **Request for proposal (RFP) for group homes for the intellectually-disabled.** Mr. Lehotsky reported that the Carlisle Town Counsel was still in the process of reviewing the draft RFP with the Attorney General's office. Mr. Brown asked when members will have an opportunity to discuss the RFP in detail. Mr. Lehotsky said that an informal discussion will likely be scheduled for the next CHA meeting, followed by an open meeting at a later date to solicit community input. He also said it will be necessary to meet with the CAHT to discuss terms as well as financial needs relating to publishing the RFP.

C. Long Ridge Road Chapter 40B update. Mr. Lehotsky updated the board on the ZBA hearings that have taken place. Mr. Levitan asked if the CHA's opportunity to provide input to the ZBA would be formal or on an individual ad hoc basis. Mr. Lehotsky replied that input has been previously provided to the Selectman and that he did not anticipate formal input. However, the CHA will be involved in various elements relating to the affordable units in the project.

3. New Business

- A. 227 Rutland Road (Blanchette property) Chapter 61A Right of First Refusal.** Mr. Lehotsky informed members that the owners of this property had filed to remove their property from Chapter 61A agricultural-use property tax status in order to sell the property, and that the Town's deadline to exercise a right of first refusal to purchase the property is approaching. The property encompasses 16 acres in three distinct areas, including uplands and wetlands, making it less suitable for housing or recreation development.

In light of the potentially small land area suitable for an affordable housing project, Mr. Brown asked about the state's (DHCD) thresholds for project size and type relative to providing support and subsidies. Mr. Lehotsky stated that the state will not fund small projects, and that infrastructure costs for even a 20 unit development would likely render a project economically unfeasible. Mr. Brown suggested we look at DHCD records of projects in similar towns to understand the size and scope of projects that have been funded. Mr. Lehotsky added that the state would only want Carlisle to develop family housing at this time.

Mr. Lehotsky stated that the Blanchette land could be purchased by the town for any municipal purpose. Mr. Brown asked about the possibility of a conservation parcel exchange. Mr. Lehotsky related information about the significant legal hurdles to accomplishing such a trade.

- B. **CAHT Meeting.** Ms. Ing was asked to report on the August 28, 2014 meeting of the CAHT. Officers were elected: Selectman Vanessa Moroney, Chair; Selectman Doug Stevenson, Vice-Chair. At the next meeting of this board, FY2015 CPA grant agreements will be discussed; such agreements must now be signed to allow disbursement of funds.
- C. **FY2015 Selectmen's Goals.** The Selectmen recently agreed to a variety of strategic goals for FY 2015 and assigned various Selectmen to lead advancement of these goals. Of concern to CHA, in the documents circulated by the BOS the pursuit of affordable housing solutions appears to have less emphasis. A discussion ensued about how the CHA should respond. Several members recounted the considerable misinformation that was stated in public both before and during the April 30, 2014 Town Meeting.

4. Approval of Minutes. Approval of minutes of the August 18, 2014 meeting was tabled due to the absence of Ms. Barnett.

5. Next Meeting Dates: Monday, September 29th; Tuesday, October 14th (October 13th is a holiday); Monday, October 27th.

6. Meeting Adjourned at 8:10 p.m. Motion by Mr. Brown, second by Mr. Pearlman; motion passed unanimously.

Respectfully submitted,

Mark Levitan, Secretary